108.0	0001	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	858,400 / 858,400
					USE VALUE:	858,400 / 858,400
					ASSESSED:	858,400 / 858,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		DODGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCGAHAN STEVEN T/DEBRA F
Owner 2:	
Owner 3:	
Street 1:	16 DODGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BRESNAHAN LINDA A -
Owner 2:	-
Street 1:	16 DODGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,265 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1955, having primarily Vinyl Exterior and 2640 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7265.000	411,800		446,600	858,400
Total Card	0.167	411,800		446,600	858,400
Total Parcel	0.167	411,800		446,600	858,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 325.15 | /Parcel: 325.1

Legal Description

User Acct 68777

GIS Ref

GIS Ref

Insp Date 10/15/14

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 108.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	411,900	0	7,265.	446,600	858,500	858,500	Year End Roll	12/18/2019
2019	101	FV	306,500	0	7,265.	452,900	759,400	759,400	Year End Roll	1/3/2019
2018	101	FV	306,500	0	7,265.	338,100	644,600	644,600	Year End Roll	12/20/2017
2017	101	FV	306,500	0	7,265.	306,200	612,700	612,700	Year End Roll	1/3/2017
2016	101	FV	306,500	0	7,265.	293,500	600,000	600,000	Year End	1/4/2016
2015	101	FV	299,000	0	7,265.	248,800	547,800	547,800	Year End Roll	12/11/2014
2014	101	FV	299,000	0	7,265.	236,000	535,000	535,000	Year End Roll	12/16/2013
2013	101	FV	299,000	0	7,265.	224,600	523,600	523,600		12/13/2012

!8456!

PRINT

Date	Time
12/10/20	23:01:51

LAST REV

Date	Time
10/15/14	10:32:11
philc	
8456	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRESNAHAN LINDA	36877-176		10/30/2002		400,000	No	No		
WOLK PAUL F	25620-120		9/13/1995		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/21/2012	266	Addition	166,000					2nd floor addition
10/28/1996	563	Manual	3,750					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/15/2014	Measured	PC	PHIL C
8/2/2012	Info Fm Prmt	BR	B Rossignol
1/7/2009	Measured	372	PATRIOT
12/4/1999	Inspected	264	PATRIOT
11/29/1999	Mailer Sent		
10/28/1999	Measured	256	PATRIOT
8/23/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	68777
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7265		Sq. Ft.	Site		0	70.	0.88	5									446,563						446,600	

Total AC/HA: 0.16678 | Total SF/SM: 7265 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 446,563 | Spl Credit | Total: 446,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.19687498
Const Adj.:	0.99495000
Adj $ / SQ:	148.854
Other Features:	94426
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	461691
Depreciation:	49863
Depreciated Total:	411829

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

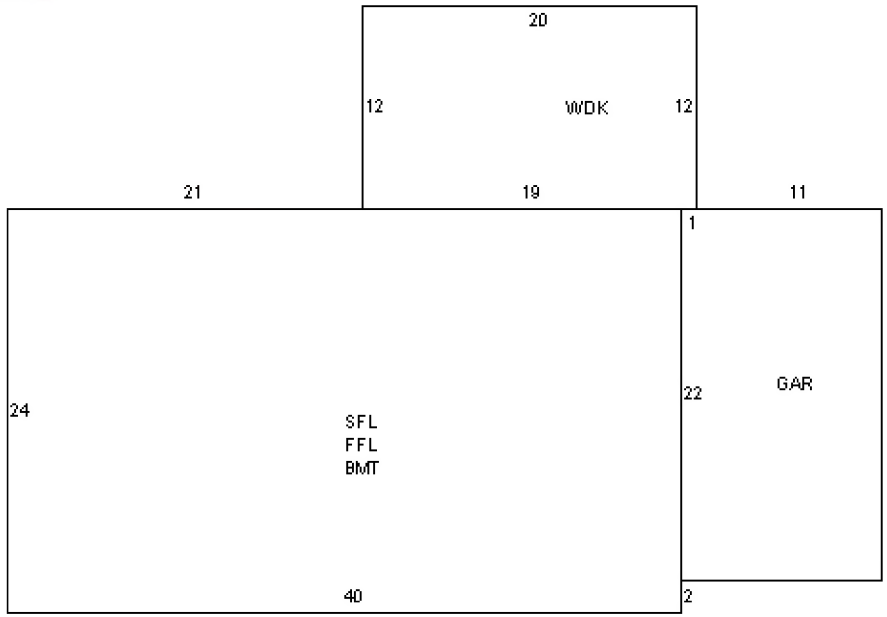
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	148.85
Special Features:	0	Val/Su Net:	121.69
Final Total:	411800	Val/Su SzAd	214.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	960	75.640	72,611
FFL	First Floor	960	148.850	142,900
SFL	Second Floor	960	148.850	142,900
GAR	Garage	264	24.350	6,427
WDK	Deck	240	10.120	2,428

Net Sketched Area:	3,384			Total:	367,266
Size Ad	1920	Gross Are	3384	FinArea	2640

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

108.0-0001-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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